

<p>Reference: 16/01625/OUT</p>	<p>Site: Land Adjacent Moore Avenue Devonshire Road And London Road South Stifford Grays Essex</p>
<p>Ward: West Thurrock And South Stifford</p>	<p>Proposal: Redevelopment of the site for the provision of up to 75 dwellings with vehicular, pedestrian and cycle access from Devonshire and London Roads, internal access roads, footpaths, cycleways, parking, public open space, landscaping and drainage infrastructure (Outline application with all matters reserved except for access)</p>

Plan Number(s):		
Reference	Name	Received
028F 27.6.16	Site Layout	2nd December 2016
017H 27.6.16	Site Layout	2nd December 2016
021E 27.6.16	Site Layout	2nd December 2016
025E 27.6.16	Site Layout	2nd December 2016
030B 27.6.16	Site Layout	2nd December 2016
207 010 M	Landscaping	2nd December 2016
020F 27.6.16	Site Layout	2nd December 2016
024C 27.6.16	Other	2nd December 2016
023E 27.6.16	Parking Block Plan	2nd December 2016
018H 27.6.16	Parking Block Plan	2nd December 2016
026F 27.6.16	Landscaping	2nd December 2016
027F 27.6.16	Site Layout	2nd December 2016
016J 27.6.16	Site Layout	2nd December 2016
019F 27.6.16	Landscaping	2nd December 2016
(No Nos.)	Other	2nd December 2016
REV B 20.5.16	Site Layout	2nd December 2016
(No Nos.)	Location Plan	2nd December 2016
(No Nos.)	Site Layout	2nd December 2016

The application is also accompanied by:

- Planning Statement
- Design and access statement
- Environmental Noise Assessment
- Landscape and Visual Impact Assessment
- Phase 1 & 2 site investigation

<ul style="list-style-type: none"> - Protected species surveys and mitigation strategy report - Statement of public consultation - Transport Assessment - Tree Survey - Utilities Assessment Volumes 1 – 3 - Flood Risk Assessment Volumes 1 - 4 	
<p>Applicant: Mr Carver</p>	<p>Validated: 29 November 2016</p> <p>Date of expiry: 29 August 2017</p>
<p>Recommendation: Approve, subject to conditions and the completion of a s.106 legal agreement</p>	

This application is scheduled for determination by the Council’s Planning Committee because of the scale and strategic nature of the proposal.

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks outline planning permission, with all matters reserved (except for means of access) for the redevelopment of the former Hillside Club for up to 75 dwellings, with associated private and public amenity space, means of enclosure, parking, vehicle and pedestrian accesses and drainage.
- 1.2 Table 1 below summarises some of the main points of detail contained within the development proposal:

Site Area	Approximately 2.32 hectares
Density	32 dwellings per hectare (dph) average
Total dwellings	22 no. 2-bedroom apartments 17 no 2-bedroom houses 26 no 3-bedroom terrace houses 3 no 3-bedoorm semi-detached houses 7 no 3 / 4bedroom detached houses TOTAL: 75 dwellings

Access

- 1.3 The access of the development is a matter for detailed consideration at this stage and is not reserved for future approval. The proposed development would be served by a single vehicular access point onto Devonshire Road approximately 250m north of the junction with London Road. A new cycle and pedestrian access point would be provided to the south western corner of the site with London Road, close the front boundary of No 312 London Road.

- 1.4 The vehicle access would be a T-junction onto Devonshire Road with the site divided internally, effectively into three blocks each served by their own road network. In terms of parking, occupiers of the flats would park within shared communal parking areas while the occupiers of the houses would be provided with either on-plot parking spaces or spaces within communal parking courts.

Layout

- 1.5 The layout of the development is a reserved matter and not for consideration at this time. For the purposes of this application, layout means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. An illustrative masterplan drawing has been submitted which shows how the development could be laid out. The illustrative plans show three areas of housing backing onto each other enclosing either an amenity area and parking area (north and south areas) or amenity area (central area). The development would provide street frontages onto London Road and Devonshire Road.
- 1.6 Private gardens are provided for all the houses and the flatted units have balconies and access to outdoor space.

Appearance

- 1.7 The appearance of the development is a reserved matter and not for consideration at this time. However, illustrative images show a modern interpretation of traditional properties using a variety of materials with pitched roofs.

Scale

- 1.8 The appearance of the development is a reserved matter and not for consideration at this time. Buildings on the prominent corner locations to the north east and south east are however shown to be 3 storeys to provide visual interest on these corner plots. The other dwellings within the site would be between 2 and 2.5 storey.

2.0 SITE DESCRIPTION

- 2.1 The site comprises a broadly rectangular-shaped parcel of land, extending to approximately 2.32 hectares. The site is located to the north west of the junction with London Road and Devonshire Road. An existing access is located in the south eastern corner of the site.
- 2.2 The site is presently vacant, having not been used for some time. The site is partially overgrown as a result of being left vacant. There are trees along the western and southern boundary which provide some screening on these boundaries.
- 2.3 Natural ground levels across the site fall gently from north to south towards London Road. The site, for the most part, is located in the low flood risk area (Zone 1) but toward the southern part of the site falls within Zones 2 and 3(a).
- 2.4 The west of the site is bounded by the rear gardens and accesses to the rear of properties on Moore Avenue, which are generally 1930s mid war two storey houses. The southern side of the site is bounded by London Road and the eastern side of the site is bounded by Devonshire Road with Askews Farm Industrial estate

beyond.

3.0 RELEVANT HISTORY

Reference	Description	Decision
96/00153/OUT	Proposed residential development, informal public area space & formation of a new access to the southern link road	Recommended for approval – Legal Agreement not completed
85/00702/FUL/SLR	Chafford Hundred Southern Link Road, Phase 2.	Approved
73/00080/OUT	Residential development	Approved
71/00806/FUL	Residential development	Approved

4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 Detailed below is a summary of the consultation responses received. Full text versions are available on the Council's website: www.thurrock.gov.uk/planning

PUBLICITY:

4.2 The application has been publicised by the display of a site notice, a newspaper advertisement and consultation with relevant consultees and landowners.

4.3 Four letter of representation have been received objecting for the following reasons:

- New dwellings would overlook existing properties on Moore Avenue;
- Too many new dwellings already being built in South Stifford/West Thurrock;
- London Road is already congested;
- Parking on Moore Avenue is already difficult;
- The land is currently open;
- New access onto London Road would be difficult;
- Want to maintain access to rear of properties on Moore Avenue as existing;
- Other less populated areas in the Borough where new housing should go

ANGLIAN WATER:

4.4 No objections, subject to conditions.

ENVIRONMENTAL HEATH:

4.5 No objections, subject to conditions.

HIGHWAYS:

4.6 No objections, subject to conditions.

TRAVEL PLAN COORDINATER:

- 4.7 No objections, subject to conditions.

LANDSCAPE AND ECOLOGY ADVISOR

- 4.8 No objections, subject to condition.

EDUCATION:

- 4.9 A section 106 contribution is required to mitigate the impact of the development.

HOUSING:

- 4.10 Affordable housing is required.

ENVIRONMENT AGENCY:

- 4.11 No objections, subject to conditions.

HEALTH & SAFETY EXECUTIVE:

- 4.12 Does not advise against development.

FLOOD RISK MANAGER:

- 4.13 No objections, subject to conditions.

ESSEX COUNTY COUNCIL (ARCHAEOLOGY)

- 4.14 No objections, subject to conditions.

ESSEX & SUFFOLK WATER

- 4.15 No objections.

ESSEX BADGER PROTECTION GROUP:

- 4.16 No objections, requests ecological survey.

HIGHWAYS ENGLAND:

- 4.17 No objections.

EMERGENCY PLANNING:

- 4.18 No objections, subject to conditions.

5.0 POLICY CONTEXT

National Planning Guidance

5.1 National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- delivering a wide choice of high quality homes;
- requiring good design;
- promoting healthy communities; and
- meeting the challenge of climate change, flooding and coastal change.

5.3 Planning Practice Guidance

In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 42 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- climate change;
- design;
- flood risk and coastal change;
- renewable and low carbon energy; and
- use of planning conditions.

Local Planning Policy

Thurrock Local Development Framework (2015)

The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” (as amended) in 2015. The Adopted Interim Proposals Map shows the site as a ‘Housing Land Proposal’. The following Core Strategy policies apply to the proposals:

Spatial Policies:

- CSSP1 (Sustainable Housing and Locations); and
- OSDP1 (Promotion of Sustainable Growth and Regeneration in Thurrock)¹

Thematic Policies:

- CSTP1 (Strategic Housing Provision)
- CSTPP2 (The Provision of Affordable Housing)
- CSTP9 (Well-being: Leisure and Sports)
- CSTP10 (Community Facilities)
- CSTP11 (Health Provision)
- CSTP12 (Education and Learning)
- CSTP14 (Transport in the Thurrock Urban Area: Purfleet to Tilbury)³
- CSTP19 (Biodiversity)
- CSTP20 (Open Space)
- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²
- CSTP24 (Heritage Assets and the Historic Environment)
- CSTP25 (Addressing Climate Change)²
- CSTP26 (Renewable or Low-Carbon Energy Generation)²
- CSTP27 (Management and Reduction of Flood Risk)²

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²
- PMD4 (Historic Environment)²
- PMD5 (Open Spaces, Outdoor Sports and Recreational Facilities)³

- PMD7 (Biodiversity, Geological Conservation and Development)²
- PMD8 (Parking Standards)³
- PMD9 (Road Network Hierarchy)
- PMD10 (Transport Assessments and Travel Plans)²
- PMD12 (Sustainable Buildings)²
- PMD13 (Decentralised, Renewable and Low Carbon Energy Generation); and
- PMD15 (Flood Risk Assessment)²
- PMD16 (Developer Contributions)²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

5.4 Focused Review of the LDF Core Strategy (2014)

This Review was commenced in late 2012 with the purpose to ensure that the Core Strategy and the process by which it was arrived at are not fundamentally at odds with the NPPF. There are instances where policies and supporting text are recommended for revision to ensure consistency with the NPPF. The Review was submitted to the Planning Inspectorate for independent examination in August 2013. An Examination in Public took place in April 2014. The Inspector concluded that the amendments were sound subject to recommended changes.

5.5 Draft Site Specific Allocations and Policies DPD

This Consultation Draft “Issues and Options” DPD was subject to consultation commencing during 2012. The Draft Site Specific Allocations DPD ‘Further Issues and Options’ was the subject of a further round of consultation during 2013. The Planning Inspectorate is advising local authorities not to continue to progress their Site Allocation Plans towards examination whether their previously adopted Core Strategy is no longer in compliance with the NPPF. This is the situation for the Borough. The site was identified as a ‘reasonable alternative’ for housing in the SSA DPD.

5.6 Thurrock Core Strategy Position Statement and Approval for the Preparation of a New Local Plan for Thurrock

The above report was considered at the February meeting 2014 of the Cabinet. The report highlighted issues arising from growth targets, contextual changes, impacts of recent economic change on the delivery of new housing to meet the Borough’s Housing Needs and ensuring consistency with Government Policy. The report questioned the ability of the Core Strategy Focused Review and the Core Strategy ‘Broad Locations & Strategic Sites’ to ensure that the Core Strategy is up-to-date and consistent with Government Policy and recommended the ‘parking’ of these processes in favour of a more wholesale review. Members resolved that the Council undertake a full review of Core Strategy and prepare a new Local Plan. It

is anticipated that a new Local Plan for Thurrock could be adopted by 2020.

Thurrock Local Plan

- 5.7 In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a 'Call for Sites' exercise. It is currently anticipated that consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken later this year.

Thurrock Design Guide

- 5.8 This Guide was adopted in March 2017 as a Supplementary Planning Document to the adopted Core Strategy and should be considered as a material consideration in the determination of planning applications.

6.0 ASSESSMENT

- 6.1 The assessment below covers the following areas:

- I. Principle of the Development
- II. Traffic Impact, Access and Car Parking
- III. Impact upon Ecology and Biodiversity
- IV. Design and Layout
- V. Ground Contamination
- VI. Noise and Air Quality
- VII. Flood Risk and Site Drainage
- VIII. Planning Obligations
- IX. Other Matters

I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The site lies outside of the town centre but is within the Grays urban area where there are a range of land uses. The site is specifically shown on the Core Strategy Proposals Maps as 'Existing Open Space'.
- 6.3 Policy CSTP20 acknowledges that the Borough has a broad range of existing public open spaces, parks and recreational areas which provide varied opportunities for activity. The policy indicates that a diverse range of open spaces is provided to meet the needs of the local community. However the land is privately owned, secured and does not have any value to the local community as an area for recreation.
- 6.4 In 2013 the site was identified in the LDF Site Specific Allocation and Policies Local Plan Further Issues and Options consultation as a "Reasonable alternative" site for

residential development of up to 120 dwellings (WTS27). Whilst work on the SSA documents has been parked as the Council works on a new Local Plan, the work already carried out will inform the Local Plan and the SSA indicated a direction of travel for specific sites. In line with other similar applications, this fact that the site has previously been identified as a potential housing site weighs in favour of the proposals.

- 6.5 Policy CSSP1 refers principally to housing delivery and refers to the Borough-wide delivery of 23,250 dwellings between 2001 and 2026. To this end, the policy states, inter-alia, that new residential development will be directed to previously developed land in the urban area, outlying settlements and other existing built-up areas. Policy CSTP1 also refers to housing growth targets, a general approach to housing density and the mix of new dwellings. The development would provide a mixture of flats and houses of different sizes.
- 6.6 In light of the above, the principle of the development is considered to be acceptable.

II. TRAFFIC IMPACT, ACCESS AND CAR PARKING

- 6.7 The Council's Highways Officer raises no objection to the principle of the development on this site subject to conditions relating to detail to be included in any forthcoming reserved matters application.
- 6.8 Accordingly, subject to conditions, the proposal is considered to comply with Policies PMD8, PMD9, and PMD10 of the Core Strategy.

III. IMPACT ON ECOLOGY AND BIODIVERSITY

- 6.9 The site does not form part of any area designated for nature conservation interest on either a statutory or non-statutory basis. Two Sites of Special Scientific Interest (SSSI) are located within 2km of the site, namely Lion Pit and Grays Thurrock Chalk Pit. These sites are designated for their geological importance habitat that supports an assemblage of invertebrate interest respectively. Given their distance from the site and the character of the proposals it is unlikely that the residential development would impact upon these statutory designations. Ten non-statutory Local Wildlife Sites are also located within 2km of the site though the development proposals would be unlikely to significantly harm the nature conservation interest of these sites.
- 6.10 An ecological survey, and protected species survey have been provided. The ecological survey, badger survey and invertebrate surveys indicate that the development would not be harmful to the site
- 6.11 A landscape and visual impact assessment has been provided and an assessment of the trees on and around the site. These surveys indicate that the majority of the trees will be retained and will be used to create a setting for the proposed development
- 6.12 The Council's Landscape and Ecology Advisor agrees with the findings of the ecological surveys, but recommends updates to each survey to ensure any scheme takes account of ecology on site. The surveys would need to be carried out prior to development taking place. This matter could be controlled by planning condition.

- 6.13 With reference to trees, the Council's Landscape and Ecology Advisor indicates that the trees that would remain could provide a good basis for the site, he therefore recommends an Arboricultural Method Statement be submitted as part of any reserved matters application.
- 6.14 Subject to the conditions proposed, it is concluded that the impacts of the proposals on ecology and biodiversity interests are acceptable.

IV. LAYOUT

- 6.15 Consideration of layout is a reserved matter and therefore cannot be considered as part of the current submission. Nonetheless illustrative site layouts have been submitted, which as detailed elsewhere in the report result in effectively three areas of the site with shared parking and amenity spaces within each outward looking block. Higher buildings would be positioned to the south east of the site and the north east of the site to anchor the development in the landscape. A broad idea of the type of materials and design of the dwellings has been provided. The layout shown illustrates that dwellings could be provided on site in a form that would be acceptable in terms of parking, design and outdoor spaces.
- 6.16 Whilst the site would result in dwellings backing onto Moore Avenue, given the distance between these properties and the established dwellings, the proposal would not be harmful to the amenities of the occupiers of those properties. Accordingly the proposal is considered to satisfy the relevant criteria of Policies PMD1, PMD2 and CSTP22 of the Core Strategy.
- 6.17 With regard to design and layout issues, the Thurrock Design Guide was adopted as a supplementary planning document and endorsed as a material consideration in the determination of planning applications in March 2017. Section 3 of the Guide ('Designing in Context') requires applicants to appraise a development site by taking the following considerations into account:
- understanding the place;
 - working with site features;
 - making connections ; and
 - building in sustainability.
- 6.18 It is considered that the Design & Access Statement and information accompanying the application provides a thorough understanding of the context of the site and the physical constraints influencing the opportunities for development as much as the scope of an outline application allows.

V. GROUND CONTAMINATION

- 6.19 There are no identified contamination issues on the site. The Council's Environmental Health Officer (EHO) considers that the site will be suitable for residential use but recommends a watching brief for any unforeseen contamination.

VI. NOISE AND AIR QUALITY

- 6.20 The application site is located close to London Road (in part) which is a main link between Grays, West Thurrock and Lakeside beyond. The location of some of the proposed dwellings close to London Road has potential impacts in terms of noise and

air quality which need to be considered. A survey has been submitted.

- 6.21 The EHO is satisfied with the results of the noise survey and suggests a condition should be applied to treat the dwellings where they are closest to London Road. Mitigation measures such as enhanced glazing specification will be likely to be required to reduce internal noise levels to an acceptable level. This issue can be covered by condition.
- 6.22 There are no air quality issues affecting the site on the basis of the indicative layout supplied.

VII. FLOOD RISK AND SITE DRAINAGE

- 6.23 The majority of the site is located within the low risk flood area (Zone 1). However, as the site area is greater than 1 hectare and an area of the site falls within Flood Zone 2 and 3 the application is accompanied by a site specific flood risk assessment (FRA). The FRA concludes that the development is acceptable in flood risk terms as all sources of potential flooding (river, sea, surface water, ground water, sewers and reservoirs) pose a low risk.
- 6.24 The consultation response received from the Environment Agency (EA) raises no objection to the proposal subject to a condition relating to floor levels of the dwellings across the site
- 6.25 The consultation response received from the EA informs the local planning authority to undertake the Sequential Test and Exception Test which is required by the NPPF. The purpose of the Sequential Test is to steer new development to areas with the lowest probability of flooding (Zones 1 and 2). Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding the Exception Test can be applied.
- 6.26 The Sequential Test has been applied to the proposals and that Test concludes that there are no reasonably available sites located in areas of lower flood risk within the search area that would be appropriate for the type of development proposed. The Exception Test also needs to be applied as the proposal is classified as a 'more vulnerable use' within flood zone 3 but it is considered that the proposals would deliver benefits to sustainability which would outweigh flood risk issues and that, subject to mitigation, the development will be safe without increasing flood risk elsewhere
- 6.27 The applicant has submitted details of surface water drainage to deal with run-off from the development. This strategy confirms that soakaways and porous paving, swales, and below ground storage would be used. The full details of a surface water drainage scheme can be required by planning condition.
- 6.28 The response from the Flood Risk Manager indicates there is no objection to the proposal subject to the submission of a Drainage Strategy. In addition the Council's Civil Protection Officer raises no objection subject to the submission of a Flood Warning and Evacuation Plan, which can also be covered by a condition.

VIII. PLANNING OBLIGATIONS

- 6.29 Adopted Core Strategy policy CSTP2 seeks the provision of 35% affordable housing and policy PMD16, seeks planning obligations through S106 agreement (as appropriate) to mitigate the impact of development.
- 6.30 The applicant has confirmed that xx dwellings (35%) of the total 75 units would be affordable with a 50% / 50% split between affordable rent and intermediate tenures. A planning obligation is required to secure the provision of this affordable housing as proposed.
- 6.31 Comments from the Council's Education Team note that a financial contribution is required to mitigate the impact of the development on primary and secondary school provision in the locality. The Infrastructure Requirement List identifies extensions to a primary school in the Grays primary school planning area and extension to a secondary school in the central secondary school planning area as infrastructure projects. The applicant has agreed to a contribution of £175,874.50 as required by the Education team.
- 6.32 There have been no responses from NHS England to confirm a primary healthcare contribution on this occasion.
- 6.33 In light of the above, the proposal complies with Policy PMD16.

IX. OTHER MATTERS

- 6.34 The application site lies within the consultation zones of the NuStar fuel storage facility to the north east of the site on Askews Farm Lane. Of the total dwellings, 50 would be located within the 'middle' and 'outer' consultation zones. The applicant has been involved in detailed discussion with the Health and Safety Executive (HSE) about the zoning and the development, the HSE has indicated on the basis of the specific layout provides there are no objections to granting consent for housing on this site.
- 6.35 The response from the Archaeology team at Essex County Council recommends a watching brief in case there is material of any interest. This could be covered by an appropriate condition.

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

- 7.1 This planning application seeks outline planning permission for the residential development of the site. The site lies within a mixed use area and is close to one of the major regeneration hubs in the Borough. In addition the LDF Site Specific Allocation and Policies Local Plan Further Issues and Options consultation (January 2013) included the land as a potential losing site. Accordingly the principle of the development is sound.
- 7.2 The proposed access point would be acceptable and the layout as shown on the indicated plans would create a suitable modern development. Other matters such as noise, archaeology, ecology, flood risk and contamination could be dealt with by appropriate conditions.
- 7.4 The applicant is proposing a policy compliant level of affordable housing and

contributions towards education facilities.

8.0 RECOMMENDATION

Grant planning permission subject to:

A: The applicant and those with an interest in the land entering into an obligation under section 106 of the Town and Country Planning Act 1990 with the following heads of terms:

- (i) the provision of 26 dwellings as affordable housing in perpetuity;
- (ii) 50% of the affordable housing referred to by (i) above to be provided as social rented accommodation and the remaining 50% affordable housing to be provided as intermediate housing tenures;
- (iii) Financial contribution of £175,874.50 (subject to indexation) payable prior to first occupation towards the cost of additional secondary school places within the central secondary school planning area;

B: The following planning conditions:

1 Standard time [Outline permissions]

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason: To comply with Section 92 of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004

2 Submission of reserved matter details [Outline permissions]

Details of the layout, scale, appearance and landscaping of the development, hereinafter called the 'reserved matters', shall be submitted to and approved in writing by the local planning authority before any development is commenced. Development shall be carried out in accordance with the approved details.

Reason: To comply with Section 92 of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

3 Accordance with Plans

The development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing by the local planning authority:

- Location Plan
- Application Site Area Plan: 2014 – 207 – 028F

Reason: In order to provide for the proper planning of the area.

4 Details of material & samples

Notwithstanding the information on the approved plans, no development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity & to ensure that the proposed development is satisfactorily integrated with its surroundings, in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD Focused Review Consistency with National Planning Policy Framework 2015.

5 Archaeological Trial Trenching & Excavation

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the potential archaeological value of the site in accordance with Policy PMD4 of the Core Strategy & Policies for the Management of Development Focused Review Consistency with National Planning Policy Framework 2015.

6 Landscaping & Trees

No development shall take place until there has been submitted to and approved in writing by the local planning authority, a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development in accordance with an Arboricultural Method Statement and a programme of maintenance. All planting, seeding or turfing comprised in the approved scheme shall have regard to the biodiversity plan to be submitted for approval under condition 9, and shall be carried out in the first planting and seeding season following commencement of the development [or such other period as may be agreed in writing by the local planning authority] and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure the proposed development is satisfactorily integrated into its surroundings & provides for landscaping as required by Policy CSTP18 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD 2011 & Policy PMD2 of the Core Strategy & Policies for the Management of Development Focused Review Consistency with National Planning Policy Framework 2015.

7 Landscape protection - Fencing

All trees, shrubs and hedgerows to be retained on the site shall be protected by chestnut paling fencing for the duration of the construction period at a distance equivalent to not less than the spread from the trunk. Such fencing shall be erected prior to the commencement of any works on the site. No materials, vehicles, fuel or any other ancillary items shall be stored or buildings erected inside this fencing; no changes in ground level may be made or underground services installed within the spread of any tree or shrub [including hedges] without the previous written consent of the local planning authority.

Reason: To ensure the proposed development is satisfactorily integrated into its surroundings & provides for tree & hedgerow retention/ landscaping as required by Policy CSTP18 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD 2011 & Policy PMD2 of the Core Strategy & Policies for the Management of Development Focused Review Consistency with National Planning Policy Framework 2015.

8 Landscape protection – Hand dug excavations

Any excavations which are necessary within the canopy spread of the retained trees shall be undertaken by hand and no power tools or machinery shall be used unless otherwise agreed by the local planning authority. If any roots are exposed they should be covered with damp sacking which should remain in place until the roots are permanently re-covered. All roots greater than 25 mm diameter should be retained and worked around. Care shall be taken to minimise damage to retained roots, including the bark around roots. Roots which are inadvertently damaged should be left without further disturbance. Roots in excess of 50 mm diameter shall not be severed without the prior written approval of the local planning authority.

Reason: To ensure the proposed development is satisfactorily integrated into its surroundings & provides for tree & hedgerow retention as required by Policy CSTP18 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD 2011 & Policy PMD2 of the Core Strategy & Policies for the Management of Development Focused Review Consistency with National Planning Policy Framework 2015.

9 Biodiversity Management Plan

Prior to the commencement of development a 'Biodiversity Management Plan' shall be submitted to, and approved in writing by, the local planning authority. The Biodiversity Management Plan shall have regard to the recommendations and proposed mitigation strategy contained within the submitted Legally Protected Species Surveys & Mitigation Strategy report by MLM (June 2016) accompanying the planning application, and shall include details of:

- I. any further survey work undertaken [including reptile and invertebrate surveys], the methodology, timing and findings of these surveys and how they have informed the measures outlined in the Biodiversity Management Plan;
- II. methodologies for translocation of protected species [where relevant];

- III. suitable receptor areas together with evidence produced by an ecologist that the receptor areas are capable of supporting the population displaced;
- IV. the methods for the protection of existing species in situ [where relevant];
- V. any seeding, planting and methods to promote habitat creation and establishment or habitat enhancement;
- VI. general ecological mitigation applying to the timing/ program of construction works;
- VII. an assessment of the works required for management and who will undertake such works,

The Biodiversity Management Plan shall be implemented in accordance with the approved plan and timescale. Any translocation undertaken shall be verified in writing to the local planning authority by an independent qualified ecologist within 28 days of undertaking the translocation.

Reason: To ensure the proposed development makes satisfactory provision for conservation of the site's wildlife interest as required by Policy PMD7 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015.

10 Public open space – provision & management

Prior to the commencement of development, a management and implementation plan to describe the proposals for the equipping, management and maintenance of the area(s) of public open space (incorporating an area for child's play) within the development, shall be submitted for approval in writing by the local planning authority. Before occupation of any dwellings (or in a phased arrangement to be agreed) the area(s) of open space shall be equipped, managed and maintained in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To provide for an attractive, safe & accessible development as required by Policy PMD2 of the Core Strategy & Policies for the Management of Development Focused Review Consistency with National Planning Policy Framework 2015.

11 Surface Water Drainage

No development shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological & hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to

- The use of infiltration across the south east and central portions of the site and anywhere else should rates allow. Where discharge to the ground is not a viable option rates should be restricted to the greenfield 1 in 1 year rate for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change;

- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event;
- Final modelling and calculations for all areas of the drainage system;
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753;
- Detailed engineering drawings of each component of the drainage scheme;
- A final drainage plan which details exceedance and conveyance routes, finished floor and ground levels, and location and sizing of any drainage features;
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy;

The scheme shall subsequently be implemented prior to occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that a suitable surface water drainage strategy is agreed & implemented & flood risk interests are adequately managed in accordance with Policy CSTP27 the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015.

12 Management of Off Site Flood Risk & Pollution – Construction Phase

No development shall commence until a scheme to minimise the risk to offsite flooding caused by surface water runoff and ground water during construction works, and prevent pollution, has been submitted to and approved in writing by the local planning authority. The scheme shall be subsequently implemented as approved, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that a suitable surface water drainage strategy is agreed & implemented for the construction phase & flood risk interests are adequately managed in accordance with Policy CSTP27 the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015

13 Surface Water Drainage – Maintenance

No development shall commence until a Maintenance Plan detailing the maintenance arrangements for the site, including persons/ bodies responsible for the respective elements of the surface water drainage system, including the maintenance activities and frequencies, has been submitted for approval in writing by the local planning authority. The applicant or any successor in title, should maintain yearly logs of maintenance carried out in accordance with any approved Maintenance Plan, which should be made available for inspection by the local planning authority upon its reasonable request.

Reason: To ensure that a suitable surface water drainage maintenance strategy is agreed & implemented & flood risk interests are adequately managed, in accordance with Policy CSTP27 of the adopted Thurrock LDF Core Strategy & Policies for the

Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015.

14 Flood Warning & Evacuation Plan

Prior to the occupation of any dwelling on the site, a Flood Warning and Evacuation Plan for the development shall be submitted to and approved in writing by the local planning authority. The approved measures within the Plan shall be operational upon occupation of the first dwelling and shall be permanently maintained thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of flood safety.

15 Bin stores

The application for approval of Reserved Matters pursuant to Condition 2 shall include full details of the number, size, location, design and materials of bin and recycling stores to serve the development, together with details of the means of access to bin and recycling stores for residents and refuse operatives, including collection points if necessary.

The bin and recycling stores as approved shall be provided prior to the first occupation of any of the residential units they serve and shall be constructed and permanently retained in the approved form, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that a suitable layout & design providing for appropriate waste management facilities is agreed, in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015.

16 Acoustic Mitigation Measures

Prior to development commencing, a scheme for noise insulation of the proposed dwellings affected by noise from road traffic associated with London Road and Devonshire Road as detailed in the submitted Noise Assessment report by Sharpes Redmore (6th April 2016) accompanying the planning application, shall be submitted for approval in writing by the local planning authority. The approved measures shall be incorporated into the residential units in the manner detailed prior to their residential occupation, and shall thereafter be permanently retained as approved unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of the residential amenity of future occupiers of the site, in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015.

17 Construction Management Plan

No development shall commence until a Construction Environmental Management Plan [CEMP] has been submitted to and approved in writing by the local planning authority. The CEMP should contain or address the following matters:

- (a) Working hours, including the duration of any piling operations
- (b) Vehicle haul routing in connection with construction and engineering operations
- (c) Wheel washing and sheeting of vehicles transporting loose aggregates or similar materials on or off site
- (d) Details of construction access
- (e) Location and size of on-site compounds, including the design layout of any proposed temporary artificial lighting systems
- (f) Details of any temporary hardstandings;
- (g) Details of temporary hoarding;
- (h) Method for the control of noise with reference to BS5228 together with a monitoring regime
- (i) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime
- (j) Dust and air quality mitigation and monitoring
- (k) Water management including waste water and surface water discharge
- (l) Method statement for the prevention of contamination of soil and groundwater and air pollution, including the storage of fuel and chemicals, as necessary
- (m) A Site Waste Management Plan
- (n) Ecology and environmental protection and mitigation, as necessary
- (o) Community liaison including a method for handling and monitoring complaints, contact details for site managers.
- (p) Details of security lighting layout and design;
- (q) A procedure to deal with any unforeseen contamination, should it be encountered during development.

Works on site shall only take place in accordance with the approved CEMP, unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of the amenity of residential properties in the vicinity of the site, in accordance with Policy PMD1 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015.

18 Submission of details - residential roads

Prior to the commencement of development and concurrently with the submission of reserved matters at Condition 2 above, details of the estate road(s), footway(s), cycleway(s), retaining wall(s), visibility splay(s), access(es) and turning space(s) shall be submitted to and agreed in writing by the local planning authority. The details to be

submitted shall include plans and sections indicating design, layout, levels, gradients, materials and method of construction. The estate roads, footways, cycleways, retaining walls, visibility splays, access(es) and carriage gradients shall be constructed in accordance with the agreed details, unless otherwise agreed in writing by the local planning authority

Reason: In the interests of securing a safe & accessible development in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015.

19 Sight splays & speed reduction measures

Prior to the commencement of development, details of sight splays and speed reduction measures shall be provided at all proposed junctions and bends in the road for approval in writing by the local planning authority. The approved sight splays and speed reduction measures shall thereafter be retained unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of securing a safe & accessible development in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015

20 Vehicle parking & turning areas

Prior to the commencement of development, and concurrently with the submission of reserved matters at condition 2 above, details of the parking (including garaging with a minimum internal dimension of 3metres in width x 7 metres in depth to be retained for the parking of cars) and turning areas proposed, which shall be laid out and drained in accordance with SUDS principles, shall be submitted for approval in writing by the local planning authority. Parking provision of at least 1.25 spaces per apartment, 2 spaces per house along with 0.25 spaces per visitor is required. The parking, garaging and turning areas for each respective dwelling shall thereafter be provided before they are occupied, and shall thereafter be retained for the purposes of parking/ turning, and in the approved form, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety, efficiency & amenity

21 Cycle parking

Prior to the commencement of development, and concurrently with the submission of reserved matters at condition 2 above, details of cycle parking facilities shall be submitted for approval in writing by the local planning authority. The approved cycle parking shall be provided prior to the dwelling to which they relate being first occupied, and shall thereafter be retained, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of securing a safe & accessible development in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015

22 Vehicle access sight splays

Prior to any vehicle access serving the proposed dwellings being brought into use, clear to ground level sight splays of 1.5 metres x 1.5 metres from the back of footway shall be laid out either side of the proposed access within the site, and maintained in the approved form at all times, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of securing a safe & accessible development in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015

23 Access roads, streets, footways & cycleways provision

None of the dwellings hereby permitted shall be occupied until the access road(s), street(s), footway(s) and cycleway(s) serving that dwelling have been constructed to the satisfaction of the local planning authority, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of securing a safe & accessible development in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015

24 Travel Plan

Prior to the commencement of development, a Travel Plan shall be submitted for approval in writing by the local planning authority. The Travel Plan shall include detailed and specific measures to reduce the number of journeys made by car to the site, and shall include specific details of the operation and management of the proposed measures. The commitments stated in the Travel Plan shall be binding on the applicants or their successors in title. The measures shall be implemented prior to the occupation of the approved dwellings, or in such other phased arrangement to be agreed in writing by the local planning authority, and shall thereafter be retained unless otherwise agreed in writing by the local planning authority. Upon written request, the applicant or their successors in title shall provide the local planning authority with written details of how the measures contained in the Travel Plan are being undertaken at any given time.

Reason: In the interests of securing an accessible, safe, healthy & sustainable development in accordance with Policies PMD2 & PMD10 of the adopted Thurrock LDF Core Strategy & Policies for the Management of Development DPD: Focused Review Consistency with National Planning Policy Framework 2015

Positive and proactive statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has

assessed the proposal in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning



Application No: 16/01625/OUT
Land Adjacent Moore Ave, Devenshire
and London Rd, S Stifford

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